

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

GOLDENBERG, MACKLER, SAYEGH, MINTZ,  
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Attorney for the City of Trenton (63216-102)

In Re:

**KEITH CASEY,**

Debtor

**FILED**  
**JEANNE A. NAUGHTON, CLERK**

**AUG 15 2019**

**U.S. BANKRUPTCY COURT**  
**TRENTON, NJ**  
BY *[Signature]* DEPUTY

Case No.: 13-30931

Hearing Date: August 14, 2019

Judge: Michael B. Kaplan

*ANNULING*  
**ORDER GRANTING MOTION FOR RELIEF FROM THE AUTOMATIC STAY NUNC  
PRO TUNC TO VALIDATE A MUNICIPAL TAX SALE CERTIFICATE**

The relief set forth on the following page is hereby **ORDERED**:



HON. MICHAEL B. KAPLAN, U.S.B.J.

*8/15/2019*

*The automatic stay under 11 USC § 362(a) is hereby annulled and*

1. Tax Sale Certificate No. 16-2535, encumbering real property commonly known as

803 Division Street, Trenton, New Jersey a/k/a Block 16803, Lot 1, Trenton, New Jersey, is hereby validated *nunc pro tunc* back to June 24, 2016, notwithstanding the fact that there was an automatic stay in effect on the date of the tax sale.

2. The City of Trenton shall be allowed to foreclose upon said Tax Sale Certificate in the Superior Court of New Jersey/Chancery Division in the ordinary course.
3. A copy of the within Order shall be served upon all parties within seven (7) days.

In re:  
Keith Casey  
Debtor

Case No. 13-30931-MBK  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Aug 15, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 17, 2019.

db +Keith Casey, 88 Gary Drive, Hamilton Twp, NJ 08690-3138

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE.

TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Aug 17, 2019

Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 15, 2019 at the address(es) listed below:

Adam D. Greenberg on behalf of Creditor Royal Tax Lien Services L.L.C.  
agreenberg@hglclaw.com, btemple@hglclaw.com

Albert Russo docs@russotrustee.com

Albert Russo on behalf of Trustee Albert Russo docs@russotrustee.com

Albert Russo (NA) on behalf of Trustee Albert Russo docs@russotrustee.com

Anne-Marie P. Kelley on behalf of Creditor PNC Bank, National Association  
akelley@dilworthlaw.com, smurphy@dilworthlaw.com

Carol L. Knowlton on behalf of Debtor Keith Casey cknowlton@gorskiknowlton.com

Carol L. Knowlton on behalf of Attorney Teich Groh, trade name of Gorski, Hofmeister & Knowlton cknowlton@gorskiknowlton.com

Carol L. Knowlton on behalf of Attorney Gorski & Knowlton PC cknowlton@gorskiknowlton.com

Denise E. Carlon on behalf of Creditor PNC Mortgage dcarlon@kmillawgroup.com,  
bkgroup@kmillawgroup.com

Elizabeth K. Holdren on behalf of Creditor Ewing Township eak@hillwallack.com,  
jhanley@hillwallack.com;hwbnkj@hillwallack.com

Keith A. Bonchi on behalf of Creditor City of Trenton keith@gmslaw.com

Kevin Huang on behalf of Creditor PNC Bank, National Association torseno@dilworthlaw.com

TOTAL: 12